



GRASSROOTS
REALTY GROUP

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32 Del Rio Place NE
Calgary, Alberta

MLS # A2333520



\$585,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,643 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: Dishwasher, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Window Coverings

Tucked away in a quiet cul-de-sac, this spacious Monterey Park home sits on one of the community's larger pie-shaped lots, offering a rare combination of space, privacy, and outdoor living. With a functional family-friendly layout and an exceptional south-facing backyard, this is a property that offers both immediate comfort and the opportunity to personalize over time. The grand covered front entry welcomes you inside, where vaulted ceilings and large windows create a bright and inviting atmosphere throughout the formal living and dining areas. At the heart of the home, the kitchen and breakfast nook overlook the backyard and connect directly to a covered deck, making it easy to enjoy outdoor living throughout the seasons. A few steps down, the family room features a cozy wood-burning fireplace and large windows framing views of the beautifully landscaped yard. Outside, the south-facing backyard is truly the star of the property, with mature fruit trees, seasonal flower beds, a covered deck, a second sun deck, and plenty of room for family gatherings, gardening, or simply relaxing outdoors. Upstairs, you'll find a spacious primary bedroom with vaulted ceilings, a walk-in closet, and a private ensuite, along with two additional bedrooms and a full bathroom. The finished basement adds additional living space, a full bathroom, and plenty of storage. Recent updates include the furnace and hot water tank. Located close to schools, parks, shopping, and major routes, this is a fantastic opportunity to own a well-located home on one of Monterey Park's most desirable lots.